

The regular meeting of the Souderton Planning Commission was called to order at 7:00 pm on the above date by Chairman Edward Huber. Other Commission members present included Jeffrey Gross, Laurie Reynolds and Thomas Rosenberger. The meeting was also attended by Borough Manager P. Michael Coll, Melissa Prugar, P. E. of Boucher and James, Inc. and Marley Bice, AICP, Senior Planner of the Montgomery County Planning Commission. Planning Commission member Andrew Schlosser was absent from the meeting.

Chairman Huber then asked for consideration of the minutes from the January 4, 2017 Planning Commission meeting. A motion was made by Thomas Rosenberger and seconded by Jeffrey Gross, to approve the minutes of the January 4, 2017 meeting of the Souderton Planning Commission as presented. The motion was approved.

Chairman Huber then recognized developer Clayton Heckler and his planning consultant Seth Shapiro from Barton Planners to discuss revised concept plans for the completion of the mixed use redevelopment of the former Souderton High School site. Clayton Heckler circulated various pictures from the Charter Homes development in Mechanicsburg, Pennsylvania. The Walden model has the flexibility of creating street level retail and commercial space with a two story townhouse residential unit on the upper floors. The revised concept plans proposes to construct 5 Walden style buildings around a civic open space facing East Broad Street. A traditional retail building and a two story office over retail building are located along East Broad Street at the entrance of the Walden models. Three separate retail buildings are shown off of County Line Road. The revised plan shows a total of 88 traditional townhomes, 32 residential units within the Walden model buildings, 41,800 sf of retail space and 24,576 sf of office space. The site provides 541 parking spaces. Clayton Heckler noted that approximately 8 acres of the site is devoted to residential and 16 acres is devoted to commercial and mixed-use. Clayton Heckler viewed this revised concept plan as the most feasible and workable option. Prior plans provided approximately 200 apartment units over retail. The current plan eliminates all apartment uses with a total of 72 townhouse units. The developer needs to complete further work on the site amenities within the central open space and is looking to delete the pavilion area from the plan.

Clay Heckler further discussed plans to revise the approved Phase 2A concerning the construction of townhomes along School Lane. The proposal is to re-orient the real townhouse unit to run parallel with School Lane and increase the number of units from 5 to 6. The revised plan also seeks to add an additional unit to the end townhouse building increasing the total units from 6 to 7. Clayton Heckler noted that the revision to this end unit will help finance the proposed parking lot revisions and access to parking for the Lipkin building at the corner of School Lane and East Broad Street. Ryan Homes is doing very well with construction and sales, but cannot begin construction of the remaining two buildings until formal approval is received from the Borough. Marley Bice noted that the Borough will have to consider a Zoning Ordinance revision to accommodate the revised plans for Phase 2A. The revised concept plan for the remainder of the site will also be part of the formal revision to Phase 2A.

Developer Clayton Heckler noted that the revised concept plan will require a few Zoning Ordinance amendments namely; to base the mix formula on land use and not on floor area, determine

that the mixed use buildings can count as commercial space under, to develop a definition for the Walden model as a permitted use and verify that the building height requirements will work within the proposed development.

Planning Commission members discussed various elements of the revised concept plan and the proposed revisions to Phase 2A regarding the townhomes. After considerable discussion the Planning Commission members reached a general consensus to have the developer proceed with submission of formal plans for the proposed revisions to Phase 2A, along with the replacement of the prior sketch plan with the newly proposed concept plan. The Montgomery County Planning Commission will assist in the development of the necessary amendments to the Zoning Ordinance for formal consideration.

County Planner Marley Bice circulated Zoning Ordinance amendments regarding outdoor dining. Planning Commission members reviewed and discussed the proposed draft regulations. In addition to the outdoor dining regulations, Marley Bice also noted a few Zoning ordinance amendments to clarify issues and conflicts discovered during the re-codification of the Borough's Zoning regulations. She also noted that there are significant issues in regard to telecommunications and the use of municipal right of ways. Planning Commission members recommended that the Borough move forward with these matters as well.

There being no further business, the meeting was adjourned at 9:35 pm.

Respectfully submitted,

P. Michael Coll, Recording Secretary